| 002.0 | 0006 | 0006.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 799,300 / 799,300 |
| | | | | | USE VALUE: | 799,300 / 799,300 |
| | | | | | ASSESSED: | 799,300 / 799,300 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 54 | | FAIRMONT ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | MIROGIANNIS ANTHONY |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 8 MORROW DR |
| Street 2: | |
| Twn/City: | WOBURN |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 01801 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | LIVOTI JOHN M JR--ETAL - |
| Owner 2: | LIVOTI JANET C - |
| Street 1: | P O BOX 484 |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains .069 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 1296 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 3018.000 | 385,800 | 5,100 | 408,400 | 799,300 |
| Total Card | 0.069 | 385,800 | 5,100 | 408,400 | 799,300 |
| Total Parcel | 0.069 | 385,800 | 5,100 | 408,400 | 799,300 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 616.74 /Parcel: 616.74

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 2080

**GIS Ref**

**GIS Ref**

**Insp Date** 07/04/17

!208!

## PREVIOUS ASSESSMENT

Parcel ID: 002.0-0006-0006.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 104 | FV | 385,800 | 5100 | 3,018. | 408,400 | 799,300 | | Year end | 12/23/2021 |
| 2021 | 104 | FV | 369,600 | 5100 | 3,018. | 408,400 | 783,100 | | Year End Roll | 12/10/2020 |
| 2020 | 104 | FV | 369,700 | 5100 | 3,018. | 408,400 | 783,200 | 783,200 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 298,300 | 5100 | 3,018. | 434,000 | 737,400 | 737,400 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 298,300 | 5100 | 3,018. | 316,500 | 619,900 | 619,900 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 280,700 | 5100 | 3,018. | 275,700 | 561,500 | 561,500 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 280,700 | 5100 | 3,018. | 234,800 | 520,600 | 520,600 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 251,800 | 5100 | 3,018. | 229,700 | 486,600 | 486,600 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/29/21 | 18:11:20 |

**LAST REV**

| Date | Time |
|---|---|
| 08/22/17 | 09:22:31 |
| ekelly | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 208

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| LIVOTI JOHN M J | 32301-371 | | 1/31/2001 | | 306,000 | No | No | | |
| | 15513-462 | | 4/1/1984 | | 80,500 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 2080 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/4/2017 | MEAS&NOTICE | HS | Hanne S |
| 5/4/2009 | Measured | 372 | PATRIOT |
| 9/23/1999 | Mailer Sent | | |
| 9/23/1999 | Measured | 163 | PATRIOT |
| 10/1/1981 | | CM | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 3018 | | Sq. Ft. | Site | | 0 | 80. | 1.69 | 1 | | | | | | | | | 408,432 | | | | | | 408,400 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.06928 | Total SF/SM: | 3018 | Parcel LUC: | 104 | Two Family | Prime NB Desc | ARLINGTON | Total: | 408,432 | Spl Credit | | Total: | 408,400 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1922 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 180.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 240.546 |
| Other Features: | 111500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 473936 |
| Depreciation: | 88152 |
| Depreciated Total: | 385784 |

## COMMENTS

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units | 1 | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 6 | BRs: | 3 | Baths: | 2 | HB | | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

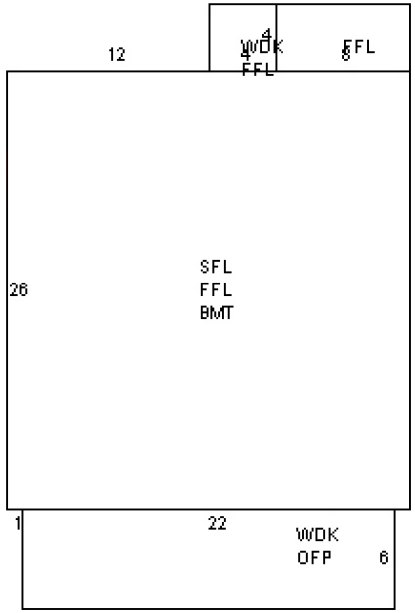
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 240.55 |
| Special Features: | 0 | Val/Su Net: | 175.36 |
| Final Total: | 385800 | Val/Su SzAd | 297.69 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 672 | 240.550 | 161,647 |
| BMT | Basement | 624 | 72.160 | 45,030 |
| SFL | Second Floor | 624 | 240.550 | 150,101 |
| WDK | Deck | 148 | 12.630 | 1,869 |
| OFP | Open Porch | 132 | 28.710 | 3,789 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,200 | | | Total: | 362,436 |
| Size Ad | 1296 | Gross Area | 2200 | FinArea | 1296 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 002.0-0006-0006.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 20X20 | A | AV | 1940 | 21.25 | T | 40 | 104 | | | 5,100 | | | 5,100 |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | 5,100 | Total Special Featues: | Total: 5,100 |

## IMAGE

AssessPro Patriot Properties, Inc